



COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com

## Buffalo - Commercial Building FOR SALE/LEASE

12 1st Avenue South, Buffalo, MN 55313



Located in  
Downtown Buffalo!

### PROPERTY INFORMATION

- \* \$399,900.00
- \* Building is 6,450 Square Feet
- \* Lot is 50' x 150'
- \* Wright County PID 103-010-066060
- \* 2011 Taxes \$8,400.00
- \* LEASE RATE: \$3,500/month NNN
- \* Front and Rear Entrances to Building
- \* Located just off Hwy. 25 on 1st Avenue in beautiful downtown Buffalo
- \* Close to Wright County Courthouse, Public Library, Post Office, Coborn's and more.
- \* Minutes from Highway 55
- \* Easy access to Highway 25



Contact:

**WAYNE ELAM**

**(763) 229-4982**

**WElam@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

# Buffalo - Commercial Building FOR SALE/LEASE

12 1st Avenue South, Buffalo, MN 55313



## PROPERTY INFORMATION

- \* Great location in downtown Buffalo
- \* Municipal parking and entrance at both ends of building
- \* Commercial location for retail, office or restaurant.

## TRAFFIC COUNTS - 2006

- \* Highway 25 - 13,200 VPD



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 [www.commrealtysolutions.com](http://www.commrealtysolutions.com)

# Buffalo - Commercial Building FOR SALE/LEASE

12 1st Avenue South, Buffalo, MN 55313

Looking toward front of building.



Front Entry



Looking toward rear of building.



Rear Exterior



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 [www.commrealtysolutions.com](http://www.commrealtysolutions.com)

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.